

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0453
Our ref D3.2021.0453
Date 21st May 2021

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2021/0453**

Address: **Sunnybank 3 Ribchester Road Wilpshire BB1 9JH**

Proposal: **Proposed conversion of outbuildings from storage sheds to floatation tank and reception area.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed conversion of two existing outbuildings to a floatation tank and reception area at Sunnybank, 3 Ribchester Road, Wilpshire.

The site is located on Ribchester Road which is a B classified road subject to a 30mph speed limit.

The LHA have reviewed the proposals documents and require further information, firstly, to understand how customers will access the proposal.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA are aware that next to the outbuildings there is a gated access but there is no information submitted by the Applicant to clarify whether the access will be used to serve the proposal.

Should the gated access be used, the LHA will require a detailed, scaled access drawing showing the width of the access and the full pedestrian and vehicular visibility splays, the access can achieve. A short statement should also be submitted to clarify the existing use of the access and whether this will change following the proposal.

Furthermore, the LHA require an Operational Statement detailing the number of employees who will be employed at the site. In the statement, the Applicant should clarify how many staff members will be on site at any one time and should also detail how many customers will be on site per day.

Not only this but the LHA require a Parking Statement, declaring whether the site will provide any parking for customers or staff members. If the site is providing off-street parking, then the Applicant will need to submit a parking layout plan to make sure it complies with the parking standards, as defined in the Joint Lancashire Structure Plan.

The LHA also require the Applicant to submit details regarding the internal floor area of the proposal which should be provided in square metres. This is so the LHA can assess whether the access and the parking provided is sufficient for the scale of development.

Upon submission of the above, the LHA will be in a position to give further consideration to the application.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council